



## PLANNING AND DEVELOPMENT IN PLAIN ENGLISH

Where are we going? How do we get there?

### A. What is the difference between Boone County's Comprehensive Plan and its Zoning Ordinance?

COMPREHENSIVE DEVELOPMENT PLAN (the Plan)	ZONING ORDINANCE (the Law)
The Plan is an <i>Advisory</i> document. It is a <i>policy</i> tool to provide the county with a firm foundation for policy and action.	The Zoning Ordinance shows where specific parcels or districts of land are classified as suitable for a particular use.
The Plan is an <b>Advisory</b> document that <i>guides long-range</i> growth and development throughout the county and should be reviewed annually and updated if needed every five (5) years	Zoning Ordinance is a <b>regulatory</b> tool used by the County to influence and direct development on individual properties on a <i>much shorter-term</i> basis. Text and map amendments are made as needed.
The Plan <b>gives the county legal justification for development of regulations.</b> (Note that there is not just the zoning regulation... there are other regulations, as well, For example, the subdivision and land development regulation.)	Zoning Ordinance is a <b>regulation</b> or a <i>legal document</i> that helps <b>enforce</b> the virtues of the comprehensive plan.
The Plan has no practical effect on its own in the absence of regulations.	Zoning Ordinance is a county code ( <b>regulation</b> ) that <b>regulates</b> the type of development, scale of development, and the intensity of development which may occur in any specific zoning district.
The Plan is used as a <b>guide to decision-making</b> about the natural and built environment by the county's Board of Supervisors, and the Zoning Commission and the Board of Adjustment.	The State of Iowa (Iowa code Chapter 335 titled County Zoning) requires that zoning regulations " <b>shall</b> be made in accordance with a Comprehensive Plan."
The Plan is also a <b>guide</b> for county staff and the public to use in the planning process.	The State of Iowa (Iowa Code Chapter 354.8) requires local governments with subdivision ordinances to review proposed plats to "determine whether the subdivision <b>conforms to the comprehensive plan...</b> "

Alice: Can you tell me, please, which way I ought to go from here?

The Cat: That depends a good deal on where you want to go.

Alice: I do not much care where.

The Cat: Then it doesn't much matter which way you go.



Source: 'Alice in Wonderland' by Lewis Carroll

**B. What are the components that make up the Comprehensive Development Plan and the Zoning Ordinance**

COMPREHENSIVE DEVELOPMENT PLAN (the Plan)	ZONING REGULATION
1. <i>Existing Conditions</i> (Current status of the county at the time the Plan was being developed). Snap shot in time. 2. <i>Goals and Objectives</i> 3. <i>Implementation Strategies. Very Important!!</i>	1. Text Component and the 2. Map Component (Official Zoning District Map)

### Quiz

- While each comprehensive plan is unique, name the three components that make up Boone County's Comprehensive Development Plan.
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- (True or False) The Future Land Use Map is the Official Zoning District Map?
- Match the key differences between the following
 

a. Boone County Comprehensive Development Plan _____	1. Advisory
b. Boone County Zoning Ordinance _____	2. Regulation (Law)
	3. Policy
	4. Both 1 & 3
- (True or False) A Comprehensive Development Plan is a guide for short term growth.
- (True or False) A zoning regulation directs development on individual properties on a *much longer-term* basis,
- Name two (2) components that make up a Zoning Ordinance .
  - \_\_\_\_\_ and
  - \_\_\_\_\_.
- (True or False) The State of Iowa says that any county that drafts a zoning regulation (or a subdivision ordinance for that matter), **shall** have a comprehensive development plan?
- (True or False) Zoning regulations do not regulate the type of development, scale of development, and the intensity of development which may be occurred in the specific zoning districts.
- (True or False) Comprehensive Development Plan is used as a **guide** to decision-making about the natural and built environment by the county's Board of Supervisors, and the Planning Commission and the Board of Adjustment.

How did you do? Answers...

Answers: Q 1 (*Existing Conditions, Goals and Objectives, Implementation Strategies*); Q 2 (*False*); Q 3a (*4*); Q 3b (*2*); Q 4 (*False*); Q 5 (*False*); Q 6 (*Text & Official Zoning District Map*); Q 7 (*True*); Q 8 (*False*); Q 9 (*True*).